005.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,075,100	/	1,075,100
USE VALUE:	1,075,100	/	1,075,100
ASSESSED:	1,075,100	/	1,075,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEDEKIAN ARMEN &
Owner 2:	ORDIAN SVETLANA U
Owner 3:	
Street 1:	88 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATTHEWS MARGARET -
Owner 2:	-
Street 1:	90 CHANDLER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	Swr	Sewer	100	Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5488.000	601,500	5,900	467,700	1,075,100
Total Card	0.126	601,500	5,900	467,700	1,075,100
Total Parcel	0.126	601,500	5,900	467,700	1,075,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.38 | /Parcel: 434.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	601,500	5900	5,488.	467,700	1,075,100		Year end	12/23/2021
2021	104	FV	574,800	5900	5,488.	467,700	1,048,400		Year End Roll	12/10/2020
2020	104	FV	575,100	5900	5,488.	467,700	1,048,700	1,048,700	Year End Roll	12/18/2019
2019	104	FV	423,400	5900	5,488.	496,900	926,200	926,200	Year End Roll	1/3/2019
2018	104	FV	423,400	5100	5,488.	362,500	791,000	791,000	Year End Roll	12/20/2017
2017	104	FV	397,700	5100	5,488.	315,700	718,500	718,500	Year End Roll	1/3/2017
2016	104	FV	397,700	5100	5,488.	268,900	671,700	671,700	Year End	1/4/2016
2015	104	FV	355,300	5100	5,488.	263,100	623,500	623,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 517

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEWS MARGAR	63331-337		3/3/2014		645,000	No	No		
	10109-552		8/22/1962			No	No		Frederick Matthews dod 5/24/1988

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2014	256	Redo Kit	4,000					
3/26/2014	255	Redo Kit	4,000					
1/7/2008	12	Porch	8,650	C		G9	GR FY09	replace lower rear
8/18/1994	424	Manual	1,500	C				REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
6/11/2014	Info Fm Prmt	PC	PHIL C
6/11/2014	Info Fm Prmt	PC	PHIL C
4/29/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5488		Sq. Ft.	Site		0	80.	1.07	1									467,714						467,700	

Patriot Properties Inc.

User Acct	4845
GIS Ref	
GIS Ref	
Insp Date	10/14/17

!517!

PRINT

Date	Time
12/29/21	18:37:42

LAST REV

Date	Time
01/18/18	12:31:01
apro	

USER DEFINED

Prior Id # 1:	4845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12599	Total SF/SM:	5488	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	467,714	Spl Credit		Total:	467,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.97029907
Adj $ / SQ:	196.882
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674370
Depreciation:	72832
Depreciated Total:	601538

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

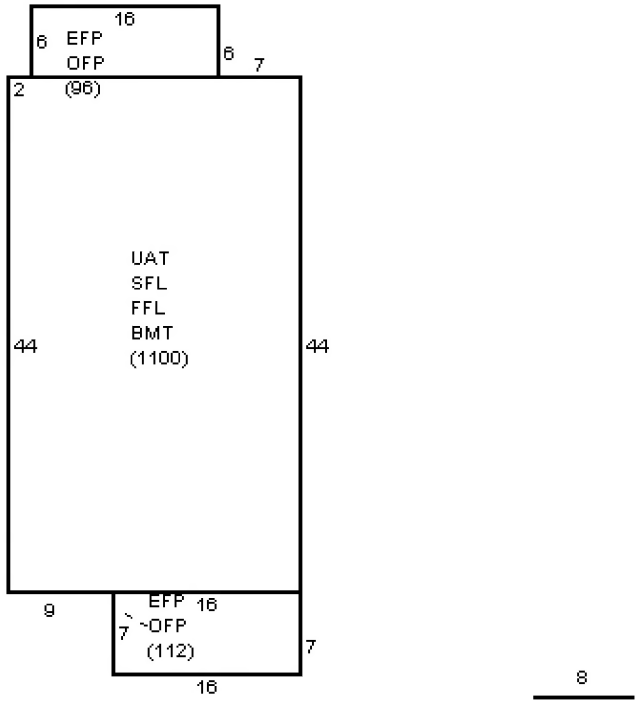
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.88
Special Features:	0	Val/Su Net:	150.71
Final Total:	601500	Val/Su SzAd	273.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.060	64,971
FFL	First Floor	1,100	196.880	216,571
SFL	Second Floor	1,100	196.880	216,571
UAT	Upper Attic	275	151.600	41,690
EFP	Enclos Porch	208	39.120	8,136
OFP	Open Porch	208	23.710	4,931

Net Sketched Area:	3,991	Total:	552,870
Size Ad	2200	Gross Area	4816	FinArea	2475
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	12X18	A	AV	2010	3.99	T	7.2	104			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900